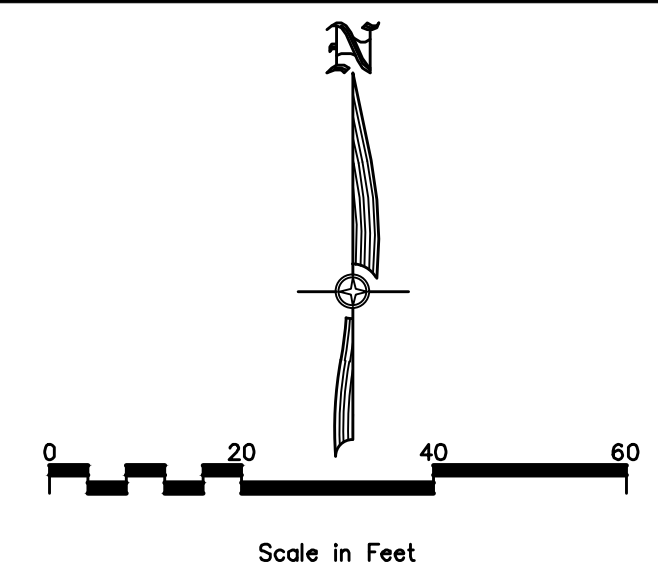


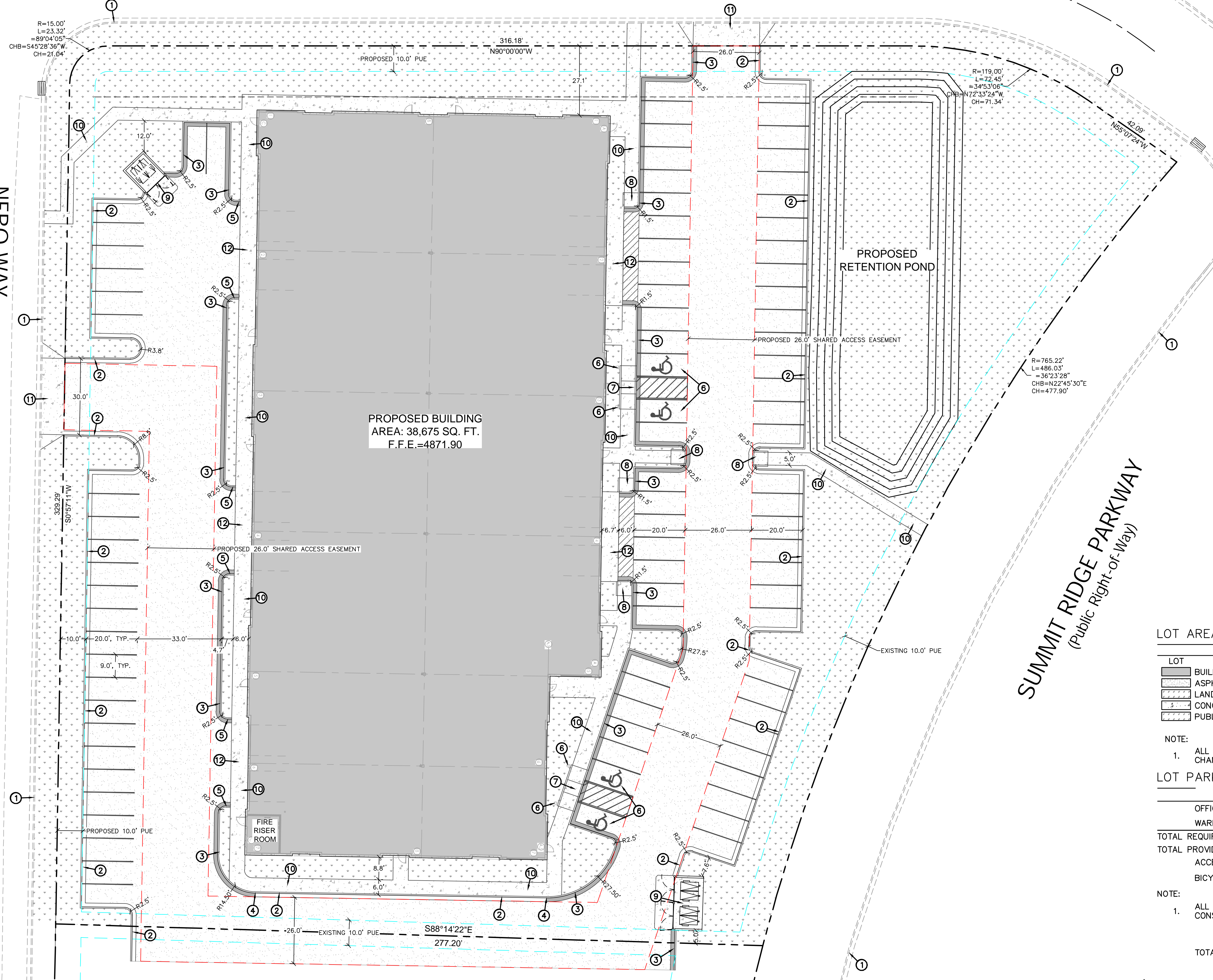
TIMPANOGOS TERRACE

(Public Right-of-Way)



NEBO WAY
(Public Right-of-Way)

SUMMIT RIDGE PARKWAY
(Public Right-of-Way)

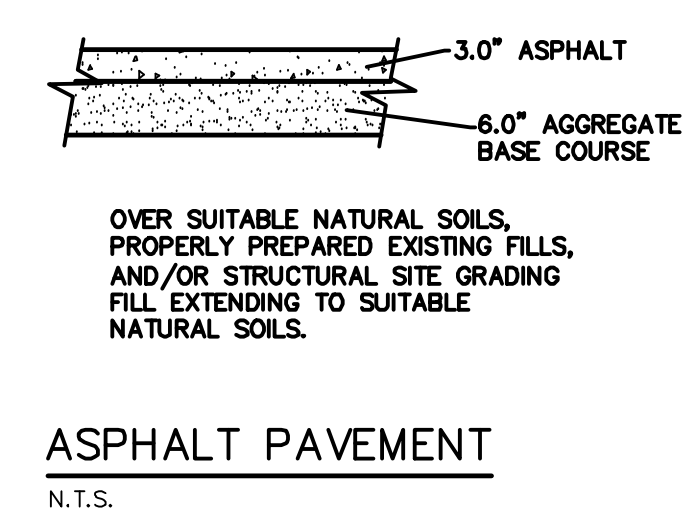


PROPOSED BUILDING
AREA: 38,675 SQ. FT.
F.F.E.=4871.90

SITE PLAN NOTES:

- ① EXISTING CURB & GUTTER
- ② PROPOSED 24" CURB & GUTTER. SEE DETAIL 1/C4.0.
- ③ PROPOSED 24" REVERSE PAN CURB AND GUTTER. SEE DETAIL 2/C4.0.
- ④ PROVIDE SMOOTH TRANSITION FROM CURB & GUTTER TO REV. PAN CURB & GUTTER.
- ⑤ TAPER CURB & GUTTER TO ASPHALT. SEE SHEET C2.0 FOR ELEVATIONS AND SHEET C4.0 FOR DETAILS.
- ⑥ ALL HANDICAP STALLS SHALL HAVE SLOPES OF LESS THAN 2% IN ALL DIRECTIONS. SEE DETAIL 6 AND 7/C4.0 FOR HANDICAPPED PARKING SIGN AND ACCESSIBLE PARKING STALL DETAILS. ALL ADA STALLS ARE VAN ACCESSIBLE.
- ⑦ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 3/C4.0.
- ⑧ ADA RAMPS ARE TO BE INSTALLED PER CITY AND ADA STANDARDS AND SPECIFICATIONS. SEE DETAIL 4/C4.0.
- ⑨ PROPOSED TRASH DUMPSTER, 8" CONCRETE DUMPSTER PAD. SEE ARCHITECTURAL DRAWINGS FOR DETAILS.
- ⑩ INSTALL 6" THICK CONCRETE SIDEWALK PER SANTAQUIN CITY STANDARD DETAIL CG3, SEE SHEET C4.1 FOR DETAILS.
- ⑪ INSTALL FLARED DRIVE APPROACH PER SANTAQUIN CITY STANDARD DETAIL CG3, SEE SHEET C4.1 FOR DETAILS.
- ⑫ HEAVY DUTY CONCRETE SECTION AT VEHICLE DOOR LOCATIONS.

PAVEMENT SECTIONS ARE PER THE MAY 10TH, 2023 GEOTECHNICAL STUDY BY RB&G. CONTRACTOR TO INSTALL ALL PAVEMENT PER THE GEOTECH REPORT.



LOT AREAS:

LOT	SQ. FT.	ACRES.
BUILDING FOOTPRINT	38,675	0.888
ASPHALT	36,867	0.846
LANDSCAPING	35,209	0.808
CONCRETE	10,730	0.246
PUBLIC ROW LANDSCAPING	6,295	0.145

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

LOT PARKING REQUIREMENTS:

	SQ. FT.	CITY REQ'T
OFFICE	9,669	48 (5/1000)
WAREHOUSE	29,006	29 (1/1000)
TOTAL REQUIRED	77	
TOTAL PROVIDED	79	
ACCESSIBLE SPACES	4	(4 REQ'D 76 TO 100)
BICYCLE SPACES	0	(0 REQ'D)

NOTE:

1. ALL AREA CALCULATIONS ARE APPROXIMATE AND CAN CHANGE DUE TO CONSTRUCTION TOLERANCES.

TOTAL LANDSCAPING PROVIDED 35,209
29.0 % PROVIDED

SETBACK REQUIREMENTS:
FRONT (SUMMIT RIDGE PARKWAY) - 50'
STREET SIDE AND REAR SETBACK (TIMPANOGOS TERRACE AND NEBO WAY) - 25'
INTERIOR SIDE SETBACK - 10'

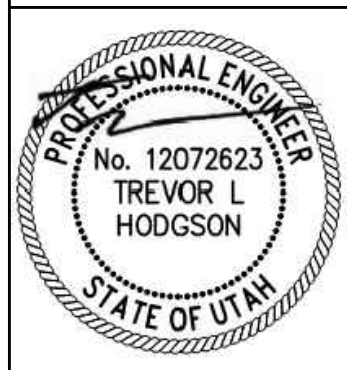
NOTE:
NEBO ROAD HAS NOT BEEN COMPLETELY CONSTRUCTED AT THE TIME OF THE PREPARATION OF THESE SITE DESIGN PLANS. CONTRACTOR TO FIELD VERIFY ROADWAY WORK AND ELEVATIONS PRIOR TO CONSTRUCTION OR AN AS-BUILT SURVEY SHALL BE COMPLETED.



NO.	REVISIONS	BY	DATE

CIVIL ENGINEERING + SURVEYING
10718 SOUTH BECKSTEAD LANE, STE. 102
SOUTH JORDAN, UT 84095 - 801-949-0296
DESIGNER: TLH PROJECT ENGINEER: TLH

PEAKS INDUSTRIAL PARK LOT 1
237 NORTH SUMMIT RIDGE PKWY, SANTAQUIN, UT 84655
SITE PLAN



SHEET NO. C1.0
PROJECT ID: E24-096 DATE: 08/19/24
FILE NAME: PRJ-SPI SCALE: 1"=20'